



4.0 Basis of Cumulative Analysis



4.0 BASIS OF CUMULATIVE ANALYSIS

Section 15355 of the *CEQA Guidelines*, as amended, provides the following definition of cumulative impacts:

“Cumulative impacts” refer to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.

Pursuant to Section 15130(a) of the *CEQA Guidelines*, cumulative impacts of a project shall be discussed when they are “cumulatively considerable,” as defined in Section 15065(a)(3) of the *CEQA Guidelines*. Section 5.0 of this EIR assesses cumulative impacts for each applicable environmental issue, and does so to a degree that reflects each impact’s severity and likelihood of occurrence.

As indicated above, a cumulative impact involves two or more individual effects. Per *CEQA Guidelines* Section 15130(b), the discussion of cumulative impacts shall be guided by the standards of practicality and reasonableness, and should include the following elements in its discussion of significant cumulative impacts:

1. *Either:*
 - a. *A list of past, present and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the Agency, or*
 - b. *A summary of projections contained in an adopted local, regional or statewide plan, or related planning document, that describes or evaluates conditions contributing to the cumulative effect. Such plans may include: a general plan, regional transportation plan, or plans for the reduction of greenhouse gas emissions. A summary of projections may also be contained in an adopted or certified prior environmental document for such a plan. Such projects may be supplemented with additional information such as a regional modeling program. Any such document shall be referenced and made available to the public at a location specified by the lead agency.*
2. *When utilizing a list, as suggested in paragraph (1) of subdivision (b), factors to consider when determining whether to include a related project should include the nature of each environmental resource being examined, the location of the project and its type. Location may be important, for example, when water quality impacts are at issue since projects outside the watershed would probably not contribute to a cumulative effect. Project type may be important, for example, when the impact is specialized, such as a particular air pollutant or mode of traffic.*
3. *Lead agencies should define the geographic scope of the area affected by the cumulative effect and provide a reasonable explanation for the geographic limitation used.*
4. *A summary of the expected environmental effects to be produced by those projects with specific reference to additional information stating where that information is available; and*



5. *A reasonable analysis of the cumulative impacts of the relevant projects, including examination of reasonable, feasible options for mitigating or avoiding the project's contribution to any significant cumulative effects.*

Table 4-1, *Cumulative Projects List*, and Exhibit 4-1, *Cumulative Project Locations*, identify the related projects and other possible development in the area determined as having the potential to interact with the proposed project to the extent that a significant cumulative effect may occur. The following list of projects was developed in consultation with the City of Lake Forest and the following surrounding cities: Mission Viejo, Irvine, and the County of Orange. Phone calls were placed to Planners at the surrounding cities on June 14, 2011 requesting input on reasonably foreseeable projects within each respective jurisdiction. Responses were received from the City of Mission Viejo on June 14, 2011. The City of Irvine's official website was utilized to obtain a list of current and future projects. The County of Orange did not list any projects that could contribute to cumulative impacts. The implementation of each project represented in Table 4-1 was determined to be reasonably foreseeable. In addition, each cumulative project could result in a similar range of impacts to the proposed project, since each project represents an infill development project within an urbanized area.

**Table 4-1
 Cumulative Projects List**

Project	Description	Location	Status	
Lake Forest				
1.	Shea-Baker Ranch Associates (OSA Site 1)	Development of 2,379 homes, and associated parks, streets, trails, and amenities. Includes a mixed-use site to accommodate up to 25,000 commercial development or 8,000 square-foot commercial and a 50,000 square-foot church.	West of Bake Parkway, south of Rancho Parkway, north of Commercentre Drive	Application submitted and under review.
2.	The Pinnacle (OSA Site 6)	Development of 85 single-family homes on 24.6 gross acres.	Northerly terminus of Peachwood	Application submitted and under review.
3.	Kaiser Permanente Medical Office Building	Construction of a new medical office building totaling 36,022 square feet in two phases: first phase 21,531 square feet and second phase of 14,491	26882 Towne Centre Drive	Application submitted and under review.
4.	Portola Center (OSA Site 2)	Development of up to 930 homes and 32,000 square feet of commercial use with three public parks on 227.8 gross acres.	Generally located at the corner of Glenn Ranch Road and Saddleback Ranch Road	Application submitted and under review.



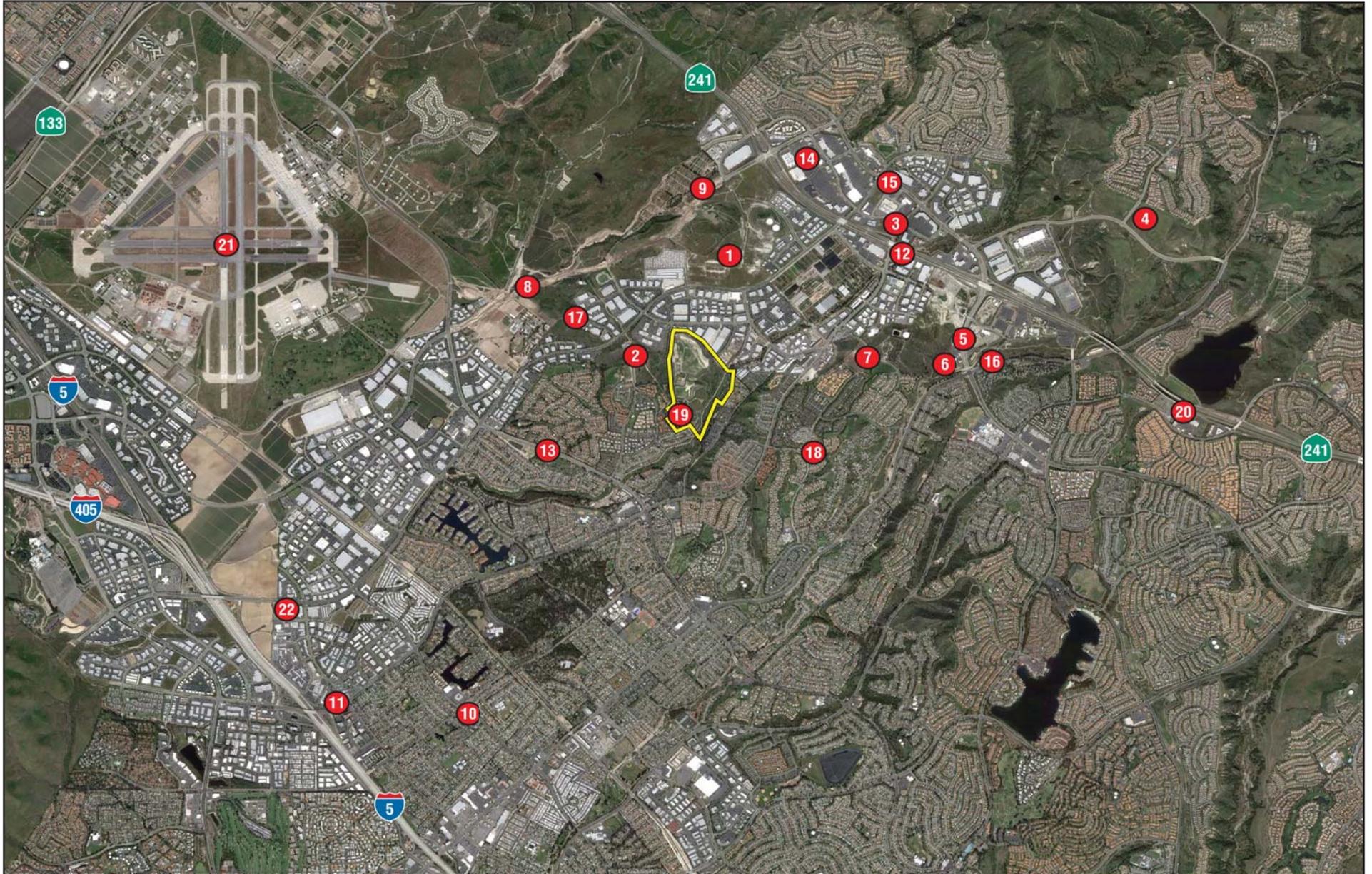
**Table 4-1 [continued]
Cumulative Projects List**

Project		Description	Location	Status
5.	Montessori School	To establish a new school and day care facility totaling by converting a former 6,400 square- foot retail garden center and adding a new 3,250 square-foot building. (Total 9,650 square feet)	29000 Portola Parkway	Application submitted and under review.
6.	Sports Park (a portion is OSA Site 4)	Development of a sports park on 90 gross acres that conceptually could consist: up to six baseball/softball fields, five soccer/multi-use fields, two playgrounds; a 30,000-square foot community center, small amphitheatre next to the center, and associated parking, seating, trail connections, lighting, and restroom facilities.	Southwest of the intersection of Portola Parkway and El Toro Road	EIR certified on April 19, 2011. Currently in design and planning phase.
7.	Whisler Ranch (OSA Site 5)	Subdivision of 11.84 acres of undeveloped land for 68 single-family homes.	Northwestern corner of Osterman Road and Regency Lane	Approved October 2010. Currently under construction (grading).
8.	Alton Parkway Extension (County portion)	Extension of Alton Parkway from Irvine Boulevard to Commercentre Drive.	Alton Parkway from Irvine Boulevard to Commercentre Drive	EIR certified September 2007. Currently under construction. Completion anticipated in early 2012.
9.	Alton Parkway Extension (City portion)	Extention of Alton Parkway from Commercentre Drive to Towne Center Drive	Alton Parkway from Commercentre Drive to Towne Center Drive	Currently under construction. Completion anticipated for Fall 2011.
10.	Ridge Route / Muirlands Commercial	Demolition of a 2,552 square foot gas station and construction of two buildings totaling 9,165 square feet	22942 Ridge Route	Under construction; anticipated completion Summer 2011.
11.	Lake Forest Plaza	Façade remodel, demolition of a 7,665 square foot building and construction of two buildings totaling 10,000 square feet	23592 Rockfield Boulevard	Under construction; anticipated completion unknown.
12.	Etnies Skate Park Expansion	Expansion of 13,000 square feet to an existing skate park to include new skating features, adjustable handrails, and a barbecue area.	Lake Forest Drive and Vista Terrace	Under construction; anticipated completion August 2011.
13.	Trabuco Road Widening Project	Widen Trabuco Road between Bake Parkway and Via Del Rio to three lanes for southbound Trabuco Road. Includes bike lanes, drainage and raised landscaped median.	Trabuco Road between Bake Parkway to Via Del Rio	Under construction; anticipated completion end of 2011.



**Table 4-1 [continued]
 Cumulative Projects List**

Project		Description	Location	Status
14.	Walmart Expansion	The expansion consists of the addition of 39,173 square feet of commercial/retail uses to the existing 135,009 square foot structure, resulting in a 174,182 square foot Supercenter with a full-service grocery department.	26502 Towne Centre Drive	EIR approved by City Council on appeal, July 7, 2009. Project approved, no building permits issued.
15.	Village at Foothill Ranch	122-room hotel; 25,000 square foot office; 4,195 square foot drive-through fast food; 41,489 square-foot retail on 9 acres. Includes demolition of a former car dealership.	Southwest corner of Portola/Bake Parkway	Approved, no building permits issued
16.	Twin Peaks Pad Building	New 8,400 square-foot building on undeveloped pad at an existing shopping center.	23625 El Toro Road	Approved, no building permits issued
17.	Baker Water Treatment Plant	Project will be built at the existing Baker Filtration Plant site. The project would provide increased water supply reliability to south Orange County by increasing local treatment capability for multiple water supply sources. 25 million gallons/day treatment plant.	South of the Wisteria/Marin intersection.	Project is currently in design. Construction is anticipated to begin in late 2011/early 2012.
MISSION VIEJO				
18.	Los Alisos Apartments	320 unit apartment complex on a former 10.8-acre Kmart site.	28601 Los Alisos Boulevard	Going to Planning Commission for approval in July 2011.
IRVINE				
19.	Great Parks Neighborhood	Proposes 2,164 single-family dwellings; 2,186 condominiums; 362 apartments; 182 senior apartments; 220,000 square feet commercial; 786,000 square feet institutional; 75,000 square feet office; 48,700 square feet medical and science; 25,000 square feet public facilities; and one school site.	Former El Toro MCAS site.	Pending public hearing.
20.	Tilly's Warehouse	25,500 square feet of warehouse/office.	Southeast corner of Bake Parkway and Rockfield Boulevard.	Entitlements approved.



NOT TO SCALE



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SERRANO SUMMIT AREA PLAN 2009-01 AND
TENTATIVE TRACT MAP NO. 17331
ENVIRONMENTAL IMPACT REPORT

Cumulative Project Locations

Exhibit 4-1



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